# WARRANTY DEED

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
FILE NO. TN10408
TG: 248407
Tribeca No: 248407

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $207,000.00.

Affiant

Subscribed and sworn to me on November 9, 2017.

NOTARY PUBLIC

My Commission Expires: Sept. 16, 2018

LINDA A GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. SEPT. 16, 2018

Bill Garrett Davidson County
Batch# 32581 DEEDWARR
12/04/2017 09:47:13 AM 3 pgs
Fees: $18.00 Taxes: $765.90

20171204-0123196

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31045

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Property Owner 4 LLC, a Delaware limited liability company<br>P.O. Box 4090<br>Scottsdale, AZ 85261 | SAME ADDRESS AS NEW OWNER | 182-06-0A-107.00-CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Steve Adkerson, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Property Owner 4 LLC, a Delaware limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Lot 107, Old Hickory Hills, Section One, of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Lemonica Lewis and Steve Adkerson by Warranty Deed from The Craig Company, a Tennessee Corporation, of record on October 11, 2002 in Instrument No. 20021021-0129040, Register's Office for Davidson County, Tennessee. The said Lemonica Lewis having since died and according to the Affidavit of Heirship recorded simultaneously herewith leaving Steve Adkerson as her sole heir at law. #20171204-0123195

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County Taxes which have been prorated by the parties and paid by Grantor; 2018 and subsequent taxes are assumed by the Grantee.
2. All matters shown on the Plan of record in Instrument No. 20011023-0115382, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20020116-0006750, as amended in Instrument No. 20101116-0091730, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Old Hickory Hills Homeowners Association, Inc. Rules & Regulations of record in Instrument No. 20151229-0130686, in the Register's Office for Davidson County, Tennessee.
5. Charter for HOA of record in Instrument No. 20020123-0009417 and Instrument No. 20081219-0121385, in the Register's Office for Davidson County, Tennessee.
6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20001030-0107214, in the Register's Office for Davidson County, Tennessee.
7. Easement to United Telephone Company of record in Instrument No. 20020123-0009339, in the Register's Office for Davidson County, Tennessee.
8. Easement for ingress and egress to cemetery set out in Deed of record in Instrument No. 20000203-0011193, in the Register's Office for Davidson County, Tennessee.
9. Stormwater Detention Agreement of record in Instrument No. 20010306-0021333, Instrument No. 20030226-0025749 and Instrument No. 20040927-0116009, in the Register's Office for Davidson County, Tennessee.
10. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 7128 Legacy Drive, Antioch, TN 37013.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever

used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** my hand this 9th day of November, 2017.

Steve Adkerson

**Steve Adkerson**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On November 9, 2017, before me personally appeared Steve Adkerson to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on November 9, 2017.

NOTARY PUBLIC

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

My Commission Expires: 9.13.21